

140.0

0006

0006.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
901,200 / 901,200
901,200 / 901,200
901,200 / 901,200
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
171		GRAY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROGERS JOHN M/ TRUSTEE	
Owner 2: JOHN M ROGERS REVOCABLE TRUST	
Owner 3:	

Street 1: 171 GRAY ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: ROGERS JOHN M -
Owner 2: -
Street 1: 171 GRAY ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 5,534 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 2568 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Brdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 3 Below Stree
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
104	Two Family		5534		Sq. Ft.	Site		0	80.	1.06	9									468,818							468,800	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct		
104							5534.000		427,500		4,900		468,800		901,200								

EXTERIOR INFORMATION

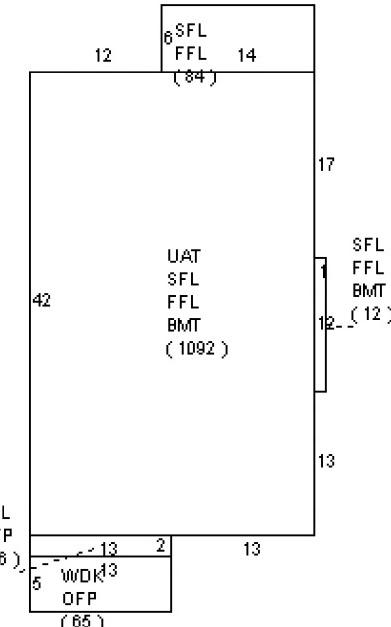
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 11	BRs: 4
	Baths: 2	HB

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:		
Interior:		
Additions:		
Kitchen:		
Baths:		
Plumbing:		
Electric:		
Heating:		
General:		
Totals		
2	11	4

RES BREAKDOWN

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,214	173.630	210,783
FFL	First Floor	1,188	173.630	206,269
BMT	Basement	1,104	57.170	63,112
UAT	Upper Attic	273	69.450	18,960
OPF	Open Porch	91	32.540	2,961
WDK	Deck	65	15.030	977
Net Sketched Area:		3,935	Total:	503,062
Size Ad	2402	Gross Are	4754	FinArea
				2568

SUB AREA**CALC SUMMARY**

COMPARABLE SALES	
Rate	Parcel ID
Basic \$ / SQ:	170.00
Size Adj.:	1.08713567
Const Adj.:	0.93947482
Adj \$ / SQ:	173.627
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619563
Depreciation:	192064
Depreciated Total:	427498
WtAv\$/SQ:	AvRate:
Juris. Factor:	Before Depr:
Special Features:	0 Val/Su Net:
Final Total:	427500 Val/Su SzAd:
	173.63 108.64 177.98

PARCEL ID

140.0-0006-0006.A

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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3	Garage	D	Y	1	19X20	A	AV	1923	21.58	T	40	104			4,900			4,900
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More: N

Total Yard Items: 4,900 Total Special Features: []

Total: 4,900